



CITY OF FOREST PARK

Planning & Community Development Department
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 366-4720

Staff Report – Variance

Public Hearing Date: November 21, 2024

Case: VAR-2024-08

Current Zoning: RS – Single-Family Residential

Ward: 1

Proposed Request: Variance Request to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Sophia Parrish and Steven Zapata
 885 Kennesaw Drive
 Forest Park, GA 30297

Applicant:

Sophia Parrish
 885 Kennesaw Drive
 Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13018B D015

Acreage: 0.24 +/-

Address: 885 Kennesaw Drive.

FLU: S.F. Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential District	East	RS: Single-Family Residential District
South	RS: Single-Family Residential District	West	RS: Single-Family Residential District



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SUMMARY & BACKGROUND

The subject property is a residential home located on approximately 0.24 +/- acres of land. The tract of land and its peculiar shape has caused hardship and conformity issues for the applicant and has limited the property owner's ability to be compliant with the district standards. The applicant is requesting a variance to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS). Per Sec **8-8-29. Single family residential district (RS) standards** the required Minimum Side Yard Setback is 10 feet. **Per Sec. 8-8-94. - Fences and walls standards (2)** All required setbacks for fences and walls shall be measured from the property line or existing street right-of-way line. (4) Fences and walls located within required side and rear yards may be erected on the property line with the submission of written consent from all adjacent property owners or a certified survey verifying the location of lot boundaries. The applicant has provided all necessary information to assist with staff analysis.

The approval of this variance will allow the applicant to move forward with their construction plans to install a fence at the residential home within the Single-Family Residential District (RS).

AERIAL MAP



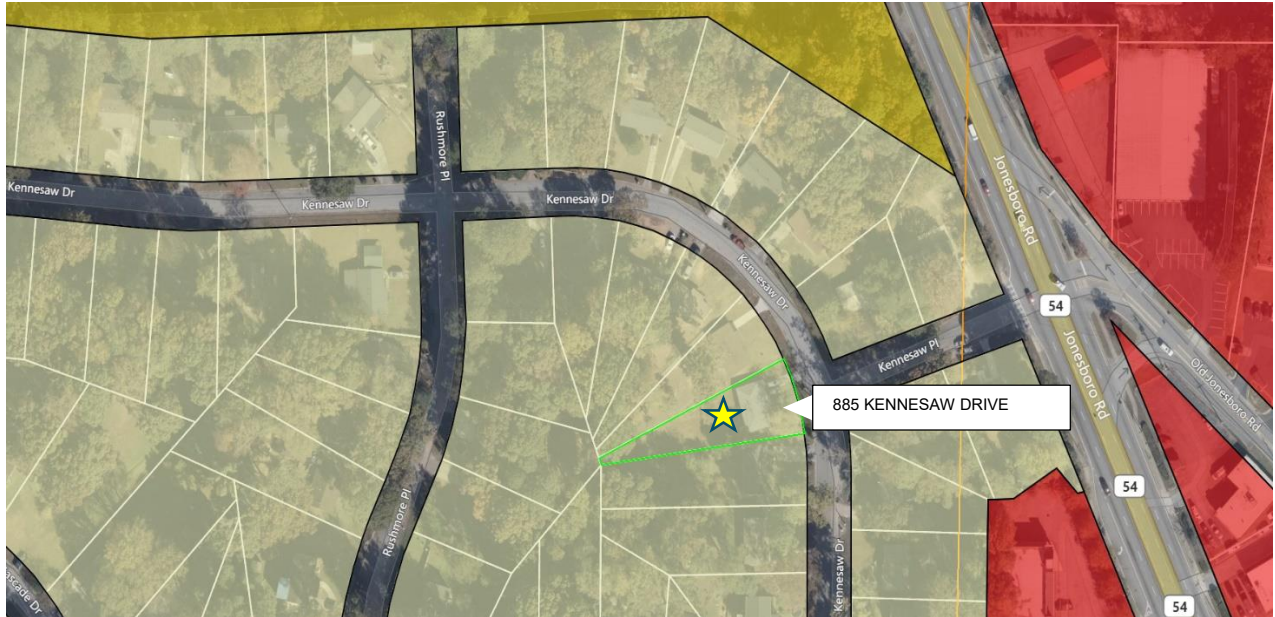


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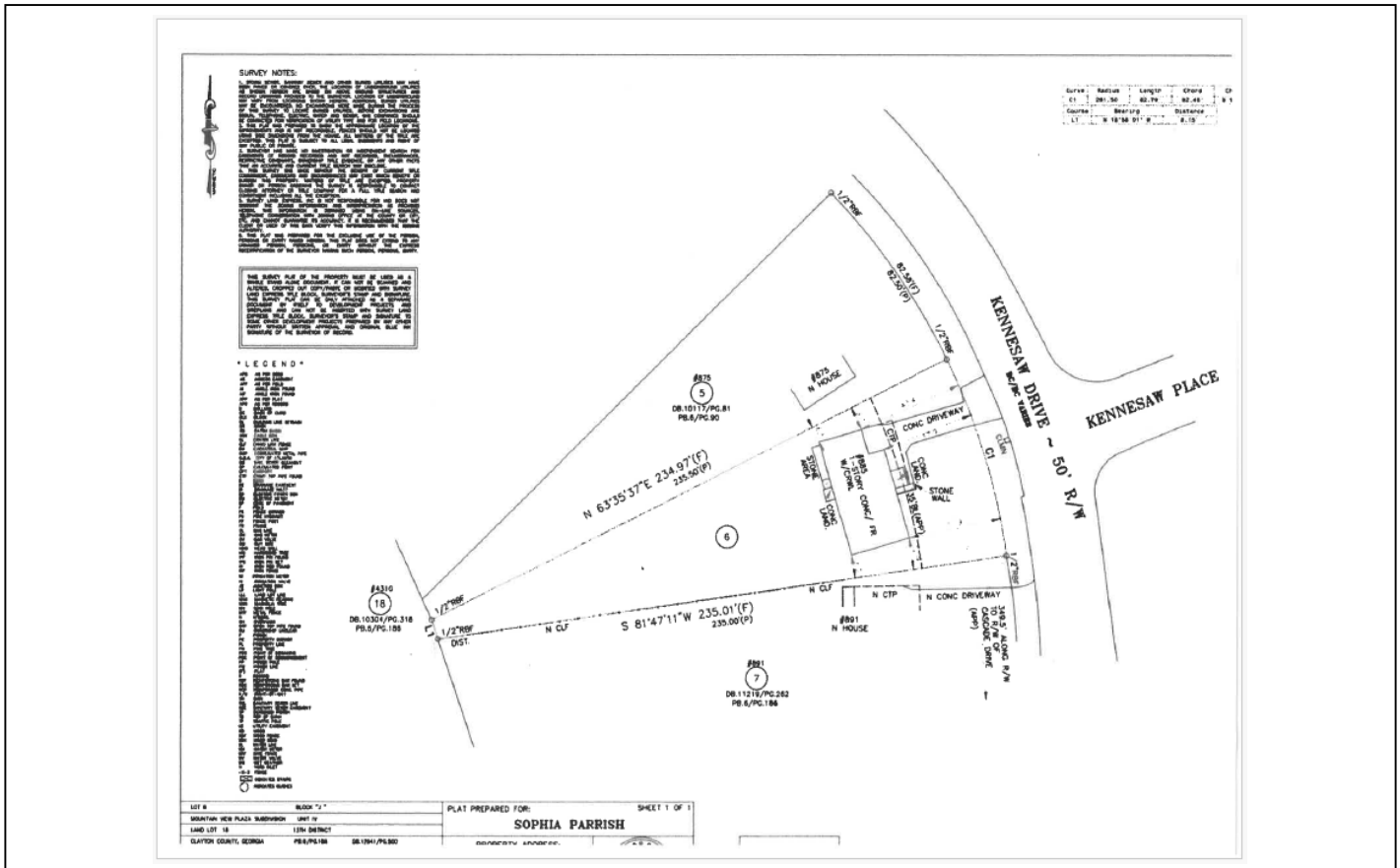
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ZONING MAP



SURVEY





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SITE PHOTOS





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VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Variance Request to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS). The requested variance will not be injurious to the public health, safety,



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morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Attachments Included

- Justification Letter